

Off Street Parking/Traffic

Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.

A. Residential Districts:

R-1 - 2 spaces per dwelling unit

R-2 - 1.5 spaces per unit for one bedroom

2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over

MD - 1.5 spaces per unit for one bedroom

2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over

HD - 1.5 spaces per unit for one bedroom 2

spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over

B. Office Buildings: One space for each 200 square feet of gross floor area in the building.

C. Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.

D. Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

Off Street Parking/Traffic (Con't)

E. Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.

F. Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.

G. Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.

H. Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.

I. Hotels and Motels: One parking space for each guestroom, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately.

Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

Santa Rosa County

NAVARRE BEACH HOTEL (NBH) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@co.santa-rosa.fl.us

Note: Land Development Code is subject to change.

Purpose

This district is composed of lands and structures used primarily for hotel development with associated commercial and recreational uses.

Uses Permitted

1. Hotels and motels.
2. Commercial and recreational uses associated with the primary hotel or motel use.
3. Marinas associated with the primary hotel or motel use.

Commercial Core Area

The Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 900 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico.

Special Exceptions

Any special exceptions allowed in the preceding districts.

(Tennis centers and swimming centers, with customary attendant facilities and accessory buildings.)
(Private Marina.)

Building Requirements

Maximum Building Footprint.

- a. 1-4 stories - 25%;
- b. 5-7 stories - 23%;
- c. 8-9 stories - 21%; and
- d. Over 9 stories - 19%.

Building Height Line

- a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
- b. Outside Commercial Core Area: No building shall exceed twelve (12) habitable stories plus one (1) additional story for parking.

Yard Restrictions

Rear Yard - 25 feet

Side Yard - 10% of lot
Front Yard - 25 feet.

Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line.

Signs

Signs - See Article 8/Section 8.14.00 of the Land Development Code.

Screening Adjacent Residential

Where a lot line of a lot within a C commercial district abuts a side or rear lot line of a lot in any residential district, any open storage of equipment, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height and shall be at least 50% opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after open storage uses are established.